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RECREATION ELEMENT



MASTER PLAN OF LOCAL PARKS

MARCH 1976

TABLE OF CONTENTS



	Page
ABSTRACT	i
I. INTRODUCTION	1
II. GOALS AND POLICIES	3
III. IDENTIFICATION OF EXISTING SITUATION	6
IV. PROBLEMS AND ISSUES	9
V. NEEDS AND DEFICIENCIES	10
VI. PLAN CONCEPTS AND STRATEGIES	11

APPENDIX A -- Approved Policies

APPENDIX B -- Definitions

APPENDIX C -- Park Standards

APPENDIX D -- Subdivision Map Act Section 4, Chapter 3
(Quimby Act)

APPENDIX E -- Board of Supervisors Resolution 70-647 and 70-648

APPENDIX F -- Unincorporated and Incorporated Parts Inventory


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ABSTRACT

This Master Plan of Local Parks is a component of the Recreation Element of the General Plan.

It is intended to provide an integrated approach to local park planning so that deficiencies may be overcome and future park sites acquired in a manner which will ensure that Orange County has adequate local recreational facilities.

The major section of the plan describes policies to guide the local park program. Other sections include background information on the development of local park planning in the unincorporated area, a discussion of the issues involved in the provision of local parks, a description of park needs and deficiencies and a proposal for a work program to implement the policies of the plan. A definition section explaining significant terms relating to park planning is located in Appendix B.

CURRENT RECREATION ELEMENT

RECREATION ELEMENT

MASTER PLAN OF REGIONAL PARKS

MASTER PLAN OF RIDING & HIKING TRAILS

MASTER PLAN OF COUNTYWIDE BIKEWAYS

MASTER PLAN OF LOCAL PARKS

I. INTRODUCTION

Government Code, Section 65300, directs each planning agency to prepare a comprehensive, long-range general plan. The State mandates that the plan include elements concerning land use, circulation, housing, conservation, open space, seismic safety, noise and scenic highways. In addition, the planning agency may develop "permitted" elements relating to other important community concerns. Orange County has developed one of these permitted elements in the field of recreation.

The Recreation Element of the Orange County General Plan currently consists of four plans concerning regional parks, countywide bike-ways, riding and hiking trails and local parks. While the other components of the element are countywide in scope, the Master Plan of Local Parks is limited to neighborhood and community parks in the unincorporated area.

The new plan is intended to replace the Interim Plan of Local Parks, under which the County is currently operating, and, together with the Local Park Code, to provide for comprehensive local park planning.

II. GOALS AND POLICIES

The County's goals constitute a formal statement of the quality of life desired by its citizens. Policies represent the intervening step between goals and implementing actions. They provide important guidelines for decisions makers in directing the future development of the county, and as such, perform a major function of this plan.

GOALS

1. Provide local park sites to meet the recreation needs of existing and future residents within unincorporated Orange County.
2. Develop local park sites with recreation facilities designed to meet the recreation needs of each community as it develops within unincorporated Orange County.
3. Operate and maintain local park facilities and encourage recreation programs for each community within unincorporated Orange County.

POLICIES

1. The County of Orange shall acquire local park lands in certain unincorporated areas in order to provide space for meeting the needs of present and future residents. (9.1.1.1.1)*
2. The County of Orange shall provide assistance to Park and Recreation Districts in their local park activities. (9.1.1.1.2)
3. Local park lands acquired shall be consistent with the recreation needs of the local user population. (9.1.1.2.1)
4. Local park lands acquired shall be consistent with the following criteria:
 - a. At least 4-acres of developed local park land shall be provided for each 1,000 residents.
 - b. Residential developers shall provide a minimum of 2.5-acres of useable local park land for each prospective 1,000 residents.
 - c. School sites shall be assumed to provide 1.5-acres of area for public park and recreation uses for each 1,000 residents. (9.1.1.2.2)
5. The County of Orange shall prepare Service Area/Recreation

District plans for local parks consistent with this Master Plan of Local Parks. Planning and design of individual parks shall be consistent with service area plans. (9.1.1.3.1)

6. The County of Orange shall develop local parks of neighborhood, community and special use nature for the recreational needs of present and future residents within the unincorporated area. (9.1.1.3.2)
7. The County of Orange shall operate and maintain local parks for the recreational needs of residents within the unincorporated area. (9.1.1.4)
8. The County of Orange shall provide funding for local parks primarily through County service areas, but in special circumstances other funding may be used. (9.1.1.5)

* The numbers in parenthesis following each policy are utilized by Environmental Management Agency staff for internal policy management.

RELATIONSHIP TO ELEMENTS OF THE GENERAL PLAN

RECREATION ELEMENT LOCAL PARKS COMPONENT

DIRECT

LAND USE ELEMENT

The size and location of local parks will be determined by the residential densities on the Land Use Element.

OPEN SPACE AND CONSERVATION ELEMENTS

Local park sites should be integrated with and may be enhanced by open space areas.

CIRCULATION ELEMENT

The location of individual local parks may be constrained by circulation alignments.

SCENIC HIGHWAY ELEMENT

The location of local parks may be constrained by scenic highway alignment.

INDIRECT

HOUSING ELEMENT

Housing policies should reflect and provide for local recreation needs.

SAFETY ELEMENT

Location and design of local parks should be consistent with Safety Element policies.

NOISE ELEMENT

Location and operation of local parks should be consistent with Noise Element policies.

III. IDENTIFICATION OF EXISTING SITUATION

A. Historical Perspective.

Local park planning is a fairly recent phenomenon in Orange County. Prior to 1950, activities were concerned mainly with regional parks. Provision of local parks was left to the cities, special districts and school districts on the assumption that the establishment and operation of these parks was an urban activity best left to the incorporated area.

The first steps toward provision of local parks by the County occurred in the mid-1950's, when planners began to indicate local park sites on area general plans, usually adjacent to proposed school sites. This was not part of a formal process and decisions were made on an individual project basis.

In 1960, the Regional Park Committee of the Associated Chambers of Commerce (the precursor of the Orange County Chamber of Commerce), anticipating forthcoming population pressures and recreation needs, recommended the development of a Master Plan of Regional Parks.

Although this was a significant development in park planning for the county, it had little effect on local parks since no recommendations were made.

The Chamber committee did recommend that a specific agency be established to acquire, operate and maintain regional parks and subsequently a "Regional Parks Advisory Committee" was created. By early 1961, the new committee had secured the adoption of a park standard of ten acres of land for every thousand people -- six acres of which would be for regional and four for local park land.

When the Master Plan of Regional Parks was adopted in 1963, it formalized the local park ratio of four acres per 1,000 persons, but did not specify how it would be implemented.

The Quimby Act (A. B. 1150), enacted by the State in 1965, provided an impetus for local park development. This legislation enabled local agencies to require the dedication of local park lands as part of the subdivision process. This authorization, however, was not utilized until the 1970's.

It was soon apparent that the provision of local parks was an important factor in planning for new developments. The advent of the Planned Community process provided an opportunity to ac-

quire local park sites as a result of negotiation with the developer. Subsequent adoption of only those Planned Community districts whose Development Plans contained local park sites established a de facto County policy to require such parks in developing areas.

Recognizing the need to make this policy explicit, the Board of Supervisors adopted a policy statement in 1970 providing that the County would establish and maintain local park land in unincorporated areas pending their future annexation or incorporation (see Appendix E).

Further Board action required that all area general plans include a local park element and that a local park plan and ordinance based on the Quimby Act be prepared. This directive resulted in the adoption of the Interim Plan of Local Parks and the Local Park Code in 1971.

B. Current Status

The Interim Plan of Local Parks was prepared as a temporary document to meet the legal requirements of the Quimby Act relating to requiring park sites or in-lieu fees from subdividers. It was intended that a more inclusive plan would be developed as the issues involved in providing sites in the unincorporated area became more apparent.

The county has now reached a point where such a comprehensive document is needed. This "Master Plan of Local Parks" is designed to fill that need.

It should be noted that the local park code is complementary to the local park plan and adjustments to the plan necessitate a revision of the code (see Section VI - "Plan Concepts and Strategies").

C. County Service Areas

Maintenance of local parks is generally financed by County Service Areas (CSA). A CSA is formed by the Board of Supervisors on its own initiative or in response to petition by registered voters to provide certain municipal level services and are financed by a tax on property within the CSA. In addition to acquisition, development and maintenance of local parks, other services provided by CSA's may include recreational programs, street sweeping and roadway landscaping maintenance. To a varying degree, financing for local parks must compete with the funding requirements of other services provided by the CSA.

D. Recreation and Park Districts

Whereas CSA's provide a variety of municipal level services, recreation and park districts are established under State enabling legislation to provide exclusively for recreation needs.

These districts may be governed by: (1) the Board of Supervisors; (2) a five-member Board of Directors appointed by the Board of Supervisors and the mayors of the cities included wholly or partly in the district; or (3) a five-member board which is elected from within the district.*

The two existing districts within the County, the Capistrano Bay and the Silverado Modjeska Recreation and Park Districts are governed by an elected five-member board.

In addition to levying their own tax rate, recreation and park districts may conduct programs of community recreation, establish systems of recreation and recreation centers, and acquire, conduct, maintain and operate recreation centers.

* Sections 5780-5791: Public Resources Code.

IV. PROBLEMS AND ISSUES

Providing local parks has become an important County function. As urbanization increases, opportunities for acquisition of sites for local parks decrease. Consequently, identification and acquisition or reservation of suitable sites is essential at the time new neighborhoods are built.

A number of problems and issues arise from the County's role in providing local parks:

1. The County has not reached its standard of four acres of developed local parks per 1,000 persons in the unincorporated area.
2. The local park deficiency is particularly acute in the older communities of the unincorporated area.
3. The roles and responsibilities of the County (including the County Service Area taxing unit), developer, and community should be more precisely delineated.
4. Special purpose communities, such as senior citizen or equestrian oriented areas, have special recreation needs which should be accommodated.
5. Certain unincorporated urbanized areas are requesting municipal level services which are usually provided only when an area is incorporated.
6. Priorities for park site acquisition vs. park development should be clarified.

This plan is intended to address these problems and issues by establishing policies to guide the local park program (see Section II - "Goals and Policies," and Section VI--"Plan Concepts and Strategies").

V. NEEDS AND DEFICIENCIES

The County has not reached its standard of four acres of developed local parks for every 1,000 persons in unincorporated Orange County, even if it is assumed that school sites provide one and a half acres of that standard.

This deficiency results in part from the fact that prior to 1971 there was no local park code to provide for dedication of park sites. As a consequence, many of the older areas of the County are severely deficient in both unimproved and improved (developed) park lands.

Most communities developed after establishment of the local park code have ample unimproved park sites, but lack improved sites.

A special deficiency exists in some County islands where in-lieu park fees have been collected but no mechanism exists to implement purchase or maintenance of park sites. These areas should be evaluated as to the possibility of forming a County Service Area or distributing funds to the adjacent city which would serve as the implementing mechanism.

In-lieu fees themselves are also a concern. These fees are based on a fixed schedule originally computed from assessed value figures rather than true market value. The schedule needs to be based on more realistic land values, and provisions made for its periodic updating.

To put the in-lieu fee concern in perspective, it should be noted that although \$1 million in fees have been collected, this money would optimally provide about 25 acres of additional park land (assuming an acquisition cost of \$40,000 an acre). The park land needed to overcome the deficiency as of July, 1975, totalled 508.5 acres.

VI. PLAN CONCEPTS AND STRATEGIES

General Plan policies are not in themselves sufficient to provide for a viable plan. Implementation measures are necessary to realize any proposal. The following implementation policies identify a number of tasks designed to reshape the regulatory and administrative functions of the local park program and provide for more detailed analysis of needs and opportunities.

IMPLEMENTATION POLICIES

A. Local Park Code Revisions

It is the policy of the County of Orange that the local park code be reviewed to accomplish the following tasks:

1. Reorganize and rewrite the code to clarify its application.
2. Bring the code into consistency with the basic policies outlined in this plan.
3. Incorporate specific site criteria which would govern dedications under the code.
4. Adjust the density formula on which land dedication calculations are based in order to avoid unnecessary loss of park acreage.
5. Require that an appropriate park maintenance agency be established prior to the acceptance of either land or fees.
6. Determine the feasibility of creating a new in-lieu fee structure which is based upon market rather than assessed value.
7. Determine the feasibility of upgrading the minimum in-lieu fee schedule by utilizing an independent or Department of Real Property Services annual appraisal of representative land values in the various park planning areas.
8. Determine the feasibility of establishing a system which would allow credit for the provision of minimum park site improvements as partial compensation for dedication requirements.
9. Determine the feasibility of crediting open space areas or portions thereof toward satisfaction of local park requirements and develop appropriate criteria for such credit.

B. Financing Plan and Capital Improvement Program

It is the policy of the County of Orange to provide a systematic approach toward the alleviation of local park deficiencies within the unincorporated area by developing a multi-year financing plan and capital improvement program for each local parks maintenance agency including:

1. Identification and assessment of alternative sources of revenue.
2. Proposals for future park site acquisition and development projects.
3. Identification of the type of improvement to be made and the source of funds to be utilized.
4. Determine the feasibility of establishing a service area for all areas not now parts of local park maintenance districts.

C. Local Park Administration Manual

It is the policy of the County of Orange to develop and maintain a local park administration manual consisting of:

1. An ongoing inventory of local parks in the unincorporated area.
2. Identification of current budgetary information.
3. Documentation of local park administration practices and procedures.

This document is intended to provide valuable background information which could be incorporated into a comprehensive reevaluation of staff roles and responsibilities in the administration of the local park program.

APPENDIX A.

APPROVED POLICIES
(For use in interpreting major policies)

APPENDIX A

APPROVED POLICIES

The following policies are not a part of the Orange County General Plan but have been adopted by resolution of the Board of Supervisors for use in interpreting and applying the major policies listed in Section II.

SERVICE AREAS

1. A County service area established to provide extended local park and recreation services or a park and recreational district shall be the basic unit for detailed local park planning.
2. Service Area/Recreational District Plans for local parks and site plans for individual parks shall be prepared in close cooperation with municipal advisory councils, interested and affected homeowners, community service associations, land owners and developers, and the Orange County Harbors, Beaches and Parks Commission.
3. Service Area/Recreational District Plans for local parks shall identify existing and future park sites, acquisition and development procedures, schedules, operational and maintenance responsibilities and financing plans with alternatives. Where practicable, alternatives to future sites shall be identified.
4. Community and specific land use plans within or partly within County service areas or park and recreation districts, shall include a local park component consistent with the specific plan for local parks for the area or district.

ACQUISITION

1. Excess publicly held lands shall be designated and acquired for local park use when need and feasibility have been demonstrated.
2. Gifts of land shall be accepted and tax delinquent land be acquired for local park use when need and suitability for local park purposes have been demonstrated and found superior to need and suitability for other public uses.
3. Existing housing units shall be acquired for local park sites only upon a finding that housing stock in low or medium income communities will not be reduced.

LOCATION

1. Local park sites shall be strategically distributed throughout the local park area, giving due regard for the availability of other recreational facilities in the area.
2. Local parks, to the extent practicable, shall be centrally located within the residential areas they serve.
3. Local park sites shall be located adjacent to school sites whenever practicable and in a manner enhancing the open space and recreational opportunities of the school grounds.
4. Local park sites shall not be located within high noise impact areas hazardous to the health of the users.
5. Local park sites shall have potable water supply, electricity and sewage service available.
6. Archaeological, geological, historical and paleontological features may be included within a park site when precautions for their preservation are provided.
7. Local park sites shall, where practicable, include existing trees and other plant material of particular value in park development and use.
8. Where practicable, local park sites shall be located adjacent to existing or designated open spaces and on existing or designated trails. Trail rest stops shall be provided in local parks located on trail systems consistent with the trail system plans.
9. Local park sites shall be located so that hiking, bicycle and equestrian trails may provide linkages between local parks except where clearly not appropriate.
10. Local park sites shall be located and designed so that the development and maintenance may provide high visibility and accessibility for law enforcement efforts consistent with the basic recreation purposes of the facility.
11. Floodplains may be included as part of local park sites provided the recreation facilities have been planned to accommodate the additional risk.
12. Floodplains may be used to meet per capita local park acreage requirements only to the extent that they are used for development of recreational areas.

MEETING COMMUNITY NEEDS

1. Neighborhood parks shall generally provide recreational facilities consistent with small service areas having primarily pedestrian access. Typical amenities include children's play areas, court games and limited field activities.
2. Community parks shall generally provide recreational facilities consistent with community-wide activities, and shall furnish adequate parking and good access to transportation routes. A community building, swimming pool, ample court and large field areas (which may be lighted) may be provided in picnic areas for passive activities.
3. Special use parks may be designated where unique environmental opportunities, historical landmarks, important archaeological and paleontological finds, or special user needs justify deviating from the more conventional local park.
4. Local park sites shall be of a size and shall contain useable areas suitable for efficient operation and maintenance.
5. Regional park areas shall not be used to meet developer acreage requirements for local parks.
6. An optimum variety of recreation facilities shall be provided to meet the specific needs of the user population.
7. Local parks shall be designed to provide facilities complementary with the recreation, educational and conservation opportunities in the area.
8. Development of local parks shall be phased with the anticipated completion of a substantial portion of the residential units to be constructed in the area.
9. Municipal advisory councils shall be encouraged to play a strong advisory role in the design and development of local parks.
10. Residential developers, interested property owners and civic groups shall be encouraged to donate time, materials and funds toward the early implementation of local park development.

MAINTENANCE

1. Developers shall maintain the local parks which they construct until the parks are accepted by the County.
2. Cooperative recreation and maintenance agreements shall be arranged with school districts when local parks are adjacent to public schools and when such agreements maximize the recreation potential of both facilities.
3. Until such time as the County of Orange develops organized recreation programs, communities throughout the unincorporated area shall have the responsibility for providing recreation programs at local parks.

FUNDING

1. Maintenance and operating costs are to be kept consistent with the ability and willingness of the local residents to pay.
2. Cooperative maintenance agreements shall be arranged with other public agencies when economies can be achieved.
3. Local area beneficiaries shall assume the majority of the costs required to provide recreational facilities and programs.
4. Non-property tax revenues contributed to the County general fund by unincorporated area residents may be used to provide for local park acquisition and development consistent with other needs for such funds.
5. Outside sources of funding, such as grants, to acquire and develop local parks shall be aggressively pursued.
6. Harbors, Beaches and Parks District funds may be used for development and maintenance of those areas of local parks determined to be of regional significance during a public hearing conducted pursuant to the State Harbors and Navigation Code.
7. Gifts of land and money for local park purposes shall be accepted provided they are consistent with stated County policies.

COUNTY ASSISTANCE

1. Those provisions of the local park ordinances, adopted pursuant to state enabling legislation, and relating to the private development of land, shall be administered by the County for local park maintenance agencies at no cost to the maintenance agencies and in cooperation with maintenance agencies having governing boards separate from the County (Park and Recreation Districts).
2. Upon request of a Park and Recreation District, the County may by formal agreement provide services such as surveying, right-of-way engineering, plans and contract documents, construction and contract administration. Such services shall be reimbursable except where determined to be of special or regional significance.
3. Maintenance and/or operation of local parks in a park and recreation district may be performed by the County upon request of the district at the district's expense.

APPENDIX B.

DEFINITIONS

DEFINITIONS

COMMUNITY PARK: Typically a 20 to 50 acre local park designed to meet the recreational needs of 5 neighborhoods. Ideally, the site should adjoin junior and senior high schools and encompass the activities formerly included in the "playfield." These parks are intended to serve drive-to clientele from up to a three mile radius. They contain facilities which require more space than neighborhood parks, such as a tennis complex, swimming pool, community center and adequate off-street parking.

IN LIEU FEE: A fee provided instead of dedicated acreage required by the Local Park Code; it is used to provide for the acquisition and development of local parks to serve the future owners or residents from which the fees were derived.

LOCAL PARK: A generic term which describes all sub-regional public parks in unincorporated area and not financed principally by the Harbors, Beaches and Parks District.

MINI OR VESTPOCKET PARK: A one to two acre local park area in which vacant lots have been combined and converted to recreation use. In some instances, such parks may become permanent features of the neighborhood. Size and location are usually determined by the availability of vacant land. These parks may serve any age group, depending on the characteristics of the neighborhood. They may feature children's play areas, quiet game areas, landscaping and some sports activities such as multipurpose courts, if space allows.

NEIGHBORHOOD PARK: Any general use local park developed to serve the recreation needs of a particular neighborhood within a community. The size of the park depends on the population within its service area and the extent of desired amenities, but usually ranges from two to 20 acres. Typically, neighborhood parks have a maximum service radius of one-half mile and are within walking distance of park patrons. They may feature such amenities as a children's play area, restrooms, storage and recreation office buildings, open turf areas and lighting for night use.

PLANNED COMMUNITY: A zoning district intended to provide for the development of parcels of land as coordinated, comprehensive projects which take advantage of the superior environment resulting from large scale community planning.

PLAYLOT: A small area local park of 2,500 square feet to one acre intended for children up to seven years of age. Playlots are essentially a substitute for a backyard and are normally provided only in higher density areas. They are expensive to maintain and difficult to administer, but serve an important function, especially in highly urbanized areas. They usually feature play apparatus, a paved area for wheeled toys, benches, sand areas, a small wading or spray pool and landscape treatment.

REGIONAL PARK: An area of approximately 100+ acres designed to provide the urban dweller with an opportunity to get away from the noise and congestion of the city without having to travel a great distance. Such parks are often located near or outside urban limits. They may feature wooded areas, varying topography and water features, picnic areas, boating and swimming, a nature center, hiking and riding trails, day camps and some sports facilities on a less formal basis than the community park.

SERVICE AREA: A taxing jurisdiction of the County of Orange which encompasses a defined area of unincorporated county territory and typically provides for local park acquisition, development and maintenance; road related landscape maintenance; street sweeping; and summer recreation programs.

SERVICE RADIUS: The geographic delineation of the area served by a local park, usually circular, with the park at the center.

SPECIFIC LOCAL PARK PLAN: A local park plan for a particular taxing or jurisdictional area, consisting of identification of park sites, general development specifications, and financial and implementation analysis for acquisition, development, operation and maintenance.

APPENDIX C.

PARK STANDARDS

SPACE STANDARDS FOR NEIGHBORHOOD PARKS

Suggested Space Standards For Various Units Within A Typical Park

Facilty or Units	Park Adjoining School	Separate Park
Play apparatus area - pre-school	.25	.25
Play apparatus area - older children	.25	.25
Paved multi-purpose courts	.50	.50
Recreation center building	*	.25
Sports fields	*	5.00
Senior Citizens area	.50	.50
Quiet areas and outdoor classroom	1.00	1.00
Open or "free play" area	.50	.50
Family picnic area	1.00	1.00
Off-street parking	*	2.30**
Subtotal	4.00	11.55
Landscaping (buffer and special areas)	2.50	3.00
Undesignated space (10%)	.65	1.45
Total	7.15 ac	16.00 ac

** Based on 25 cars @ 400 square feet per car * Provided by elementary school

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SOURCE: Outdoor Recreation Space Standards, National Recreation & Parks Association, January, 1973

SPACE STANDARDS FOR COMMUNITY PARKS

Suggested Space Requirements For Various Units Within The Park

Facility or Units	Park Adjoining School	Separate Park
Play apparatus area, pre-school	.35	.35
Play apparatus, older children	.35	.35
Paved multi-purpose courts	1.25	1.75
Tennis complex	1.00	1.00
Recreation center building	*	1.00
Sports fields	1.00	10.00
Senior Citizens complex	1.90	1.90
Open or "free play" area	2.00	2.00
Archery range	.75	.75
Swimming pool	1.00	1.00
Outdoor theater	.50	.50
Ice rink (artificial)	1.00	1.00
Family picnic area	2.00	2.00
Outdoor classroom area	1.00	1.00
Golf practice hold	*	.75
Off-street parking	1.50	3.00**
Landscaping (buffer and special areas)	3.00	6.00
Undesignated space (10%)	1.86	3.43
Total:	20.46 ac	37.78 ac

* Provided by Junior or Senior High School ** Based on 330 cars @ 400 square feet per car

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Source: Outdoor Recreation Space Standards, National Recreation & Parks Association, January, 1973

STANDARDS FOR SPECIAL USE FACILITIES

The Following Standards Are Recommended For Individual Recreation Facilities

Facility (Outdoor)	Standard /1,000 People	Comment
Baseball Diamonds	1 per 6,000	Regulation 90 feet
Softball Diamonds (and/or youth diamonds)	1 per 3,000	
Tennis Courts	1 per 2,000	(Best in battery of 4)
Basketball Courts	1 per 500	
Swimming Pools -- 25 yard	1 per 10,000	Based on 15 square feet of water for 3% of population
Swimming Pools -- 50 meter	1 per 20,000	
Skating Rinks (artificial)	1 per 30,000	
Neighborhood Centers	1 per 10,000	
Community Centers	1 per 25,000	
Outdoor Theaters (non-commercial)	1 per 20,000	
Shooting Ranges	1 per 50,000	Complete complex including high power, small bore, trap and skeet, field archery, etc.
Golf Courses (18 hole)	1 per 25,000	

Most of the above mentioned facilities are desirable in small communities, even though their popularity may actually be less than the standard. Every effort should be made to light facilities for night use, thus extending their utility.

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APPENDIX D.

SUBDIVISION MAP ACT

CHAPTER 4, ARTICLE 3

(as amended to include the Quimby Act)

SUBDIVISION MAP ACT CHAPTER 4, ARTICLE 3

(As amended to include the Quimby Act)

66475. There may be imposed by local ordinance a requirement of dedication or irrevocable offer of dedication of real property within the subdivision for streets, alleys, including access rights and abutter's rights, drainage, public utility easements and other public easements. Such irrevocable offers may be terminated as provided in subdivisions (c) and (d) of Section 66477.2.

66475.1. Whenever a subdivider is required pursuant to Section 66475 to dedicate roadways to the public, he may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths for the use and safety of the residents of the subdivision, if the subdivision, as shown on the final map thereof, contains 200 or more parcels.

66476. There may be imposed by local ordinance a requirement that dedications or offers of dedication of streets include a waiver of direct access rights to any such street from any property shown on a final or parcel map as abutting thereon and if the dedication is accepted, any such waiver shall become effective in accordance with its provisions.

66477. The legislative body of a city or county may by ordinance require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a final map or parcel map, provided that:

- (a) The ordinance has been in effect for a period of 30 days prior to the filing of the tentative map of the subdivision or parcel map.
- (b) The ordinance includes definite standards for determining the proportion of a subdivision, to be dedicated and the amount of any fee to be paid in lieu thereof.
- (c) The land, fees, or combination thereof are to be used only for the purpose of providing park or recreational facilities to serve the subdivisions.
- (d) The legislative body has adopted a general plan containing a recreational element, and the park and recreational facilities are in accordance with definite principles and standards contained therein.
- (e) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.
- (f) The city or county must specify when development of the park or recreational facilities will begin.
- (g) Only the payment of fees may be required in subdivisions containing fifty (50) parcels or less.
- (h) Subdivisions containing less than five (5) parcels and not used for residential purposes shall be exempted from the requirements of this section; provided however, that a condition may be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.

Land or fees required under this section shall be conveyed or paid directly to the local public agency which provides park and recreational services on a communitywide level and to the area within which the proposed development will be located, if such agency elects to accept the land or fee. The local agency accepting such land or funds shall develop the land or use the funds in the manner provided herein.

county may adopt an ordinance requiring any subdivider who develops or completes the development of one or more subdivisions in one or more school districts maintaining an elementary school to dedicate to the school district, or districts, within which such subdivisions are to be located, such land as the local legislative body shall deem to be necessary for the purpose of constructing thereon such elementary schools as are necessary to assure the residents of the subdivision adequate public school service. In no case shall the local legislative body require the dedication of an amount of land which would make development of the remaining land held by the subdivider economically unfeasible or which would exceed the amount of land ordinarily allowed under the procedures of the State Allocation Board.

An ordinance adopted pursuant to this section shall not be applicable to a subdivider who has owned the land being subdivided for more than 10 years prior to the filing of the tentative maps in accordance with Article 2 (commencing with Section 66452) of Chapter 3 of this division. The requirement of dedication shall be imposed at the time of approval of the tentative map. If, within 30 days after the requirement of dedication is imposed by the city or county, the school district does not offer to enter into a binding commitment with the subdivider to accept the dedication, the requirement shall be automatically terminated. The required dedication may be made any time before, concurrently with, or up to 60 days after, the filing of the final map on any portion of the subdivision. The school district shall, in the event that it accepts the dedication, repay to the subdivider or his successors the original cost to the subdivider of the dedicated land, plus a sum equal to the total of the following amounts:

(a) The cost of any improvements to the dedicated land since acquisition by the subdivider.

(b) The taxes assessed against the dedicated land from the date of the school district's offer to enter into the binding commitment to accept the dedication.

(c) Any other costs incurred by the subdivider in maintenance of such dedicated land, including interest costs incurred on any loan covering such land.

If the land is not used by the school district, as a school site, within 10 years after dedication, the subdivider shall have the option to repurchase the property from the district for the amount paid therefor.

The school district to which the property is dedicated shall record a certificate with the county recorder in the county in which the property is located. The certificate shall contain the following information:

(1) The name and address of the subdivider dedicating the property.

(2) A legal description of the real property dedicated.

(3) A statement that the subdivider dedicating the property has an option to repurchase the property if it is not used by the school district as a school site within 10 years after dedication.

(4) Proof of the acceptance of the dedication by the school district and the date of the acceptance. The certificate shall be recorded not more than 10 days

after the date of acceptance of the dedication. The subdivider shall have the right to compel the school district to record such certificate, but until such certificate is recorded, any rights acquired by any third party dealing in good faith with the school district shall not be impaired or otherwise affected by the option right of the subdivider.

If any subdivider is aggrieved by, or fails to agree to the reasonableness of any requirement imposed pursuant to this section, he may bring a special proceeding in the superior court pursuant to Section 66499.37.

In the event park and recreational services and facilities are provided by a public agency other than a city or a county, the amount and location of land to be dedicated or fees to be paid shall be jointly determined by the city or county having jurisdiction and such public agency.

The provisions of this section do not apply to industrial subdivisions; nor do they apply to condominium projects which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added, nor do they apply to parcel maps for a subdivision containing less than five (5) parcels for a shopping center containing more than 300,000 square feet of gross leaseable area and no residential development or uses.

(Amended, Chapter 24, Statutes of 1975)

66477.1. At the time the legislative body approves a final map, it shall also accept, accept subject to improvement, or reject any offer of dedication. The clerk of the legislative body shall certify on the map the action by the legislative body.

66477.2. (a) If at the time the final map is approved, any streets, paths, alleys, or storm drainage easements are rejected, the offer of dedication shall remain open and the legislative body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets, paths, alleys, or storm drainage easements for public use, which acceptance shall be recorded in the office of the county recorder.

(b) In the case of any subdivision fronting upon the ocean coastline or bay shoreline, the offer of dedication of public access route or routes from public highways to land below the ordinary high water mark must be accepted within three years after the approval of the final map; in the case of any subdivision fronting upon any public waterway, river or stream, the offer of dedication of public access route or routes from public highways to the bank of the waterway, river or stream and the public easement along a portion of the bank of the waterway, river or stream must be accepted within three years after the approval of the final map; in the case of any subdivision fronting upon any lake or reservoir which is owned in part or entirely by any public agency including the state, the offer of dedication of public access route or routes from public highways to any water of such lake or reservoir must be accepted within five years after the approval of the final map; all other offers of dedication may be accepted at any time.

(c) Offers of dedication which are covered by subsection (a) may be terminated and abandoned in the same manner as prescribed for the abandonment or vacation of streets by Part 3 (commencing with Section 8300) of Division 9 of, or by Chapter 2 (commencing with Section 940) of Division 2 of, the Streets and Highways Code, whichever is applicable.

(d) Offers of dedication which are not accepted within the time limits specified in subdivision (b) shall be deemed abandoned.

(e) Except as provided in Sections 66499.16, 66499.17 and 66499.18, if a re-subdivision or reversion to acreage of the tract is subsequently filed for approval, any offer of dedication previously rejected shall be deemed to be terminated upon the approval of the map by the legislative body.

66477.3. Acceptance of offers of dedication on a final map shall not be effective until the final map is filed in the office of the county recorder or a resolution of acceptance by the legislative body is filed in such office.

66478. Whether by request of a county board of education or otherwise, a city or

APPENDIX E.

BOARD OF SUPERVISORS
RESOLUTIONS 70-647 AND 70-648

RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA

June 10, 1970

On motion of Supervisor Battin, duly seconded and carried, the following Resolution was adopted:

WHEREAS, this Board, by Minute Order of December 16, 1969, directed the Planning Department to report regarding a proposed policy on local recreation facilities in the unincorporated portion of Orange County; and

WHEREAS, the report of the Planning Director and the recommendations of alternative policies has been presented to this Board; and

WHEREAS, Alternative # 3 of the proposed numbered alternatives in the report of the Planning Director was discussed and favored by the Interdepartmental Policy Review Group;

NOW, THEREFORE, BE IT RESOLVED that Resolution No. 70-343 is hereby rescinded and this Board hereby adopts the recommended policy statement and supporting principles contained in the report of the Planning Director, which is stated as follows:

In order to provide places for the present and future recreational activities of its residents and to provide the amenities of landscaped open space, it shall be the policy of the County of Orange to acquire, develop and maintain local park lands in its unincorporated areas in addition to those lands acquired or proposed to be acquired as regional park lands.

In the interest of public convenience and accessibility, said park lands shall be distributed throughout the unincorporated areas in an amount suitable to the provision of an optimum variety of facilities.

It is the intention of the County of Orange to establish supporting policies, plans and programs to assure the implementation of this policy at the earliest possible date.

Principles to be incorporated in the Local Parks Program Planning are:

1. The County primary responsibility is to provide regional parks and other countywide recreational facilities.
2. The County has a secondary responsibility to act in a steward-

ship capacity for future cities by providing local recreation facilities in the unincorporated area.

3. Priority should be given to the acquisition of land for recreation purposes so that future residents as well as present residents will have recreation opportunities.

4. All costs for local recreation facilities should be charged to beneficiaries in the local areas served.

5. Local park land should be equitably distributed so that it is accessible to local residents.

6. All local park land accepted for maintenance by the County should meet site criteria established by the County.

7. In general, the time for development of the neighborhood park, and the proportion of the park to be improved, should be related to the anticipated time for completion of a substantial portion of the residential units to be constructed in the neighborhood.

8. Standards for the amount of local park land required for the unincorporated territory should be based on a projection of future community recreational needs, and should be at least equal to those applicable within the incorporated portion of the County.

9. Plans for local parks should be integrated with open space plans as they are developed.

10. Wherever possible, local parks shall be located adjacent to or near school sites, thereby augmenting the open space and recreational aspects of the school grounds.

BE IT FURTHER RESOLVED that the Planning Commission is requested to prepare a local park plan for the unincorporated portion of Orange County to be coordinated with the Master Plan of Regional Parks.

BE IT FURTHER RESOLVED that the Planning Commission is requested to prepare and hold public hearings as soon as possible on an ordinance based upon the Quimby Act (Business and Professions Code Section 11546) implementing a local park standard of 4.0 acres per thousand population with 2.5 acres per thousand to be obtained by said ordinance.

AYES: SUPERVISORS ROBERT W. BATTIN, WILLIAM J. PHILLIPS, WM.
HIRSTEIN, AND ALTON E. ALLEN
NOES: SUPERVISORS NONE
ABSENT: SUPERVISORS DAVID L. BAKER

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

I, W. E. ST JOHN, County Clerk and ex-officio Clerk of the Board of Supervisors of Orange County, California, hereby certify that the above and foregoing Resolution was duly and regularly adopted by the said Board at a regular meeting thereof held on the 10th day of June, 1970, and passed by a unanimous vote of said Board members present.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of June, 19 70.

W. E. ST JOHN
County Clerk and ex-officio Clerk
of the Board of Supervisors of
Orange County, California

By [Signature]
Deputy

Resolution No. 70-648
Local Park Study Elements 1.

RESOLUTION OF THE BOARD OF SUPERVISORS OF

ORANGE COUNTY, CALIFORNIA

June 10, 1970

On motion of Supervisor Battin, duly seconded and carried, the following Resolution was adopted:

WHEREAS, local park policy and principles have been adopted this day as recommended by the Planning Director; and

WHEREAS, the Planning Director has offered proposed park definitions for adoption by this Board; and

WHEREAS, the Planning Director has requested that the Planning Commission be instructed to include a local park element in all future area general plans containing at least the number and distribution of neighborhood and community parks and consideration of ways to provide for remedial park lands where deficiencies exist; and

WHEREAS, a local park plan for the unincorporated portion of

Orange County must be prepared in coordination with the Master Plan of Regional Parks; and

WHEREAS, Orange County has not yet implemented the Quimby Act with an ordinance requiring park dedication in connection with subdivisions;

NOW, THEREFORE, BE IT RESOLVED that the park definitions contained in Attachment No. 1 of the Planning Director's report received this date by this Board be and they are hereby adopted.

BE IT FURTHER RESOLVED that the Planning Commission is directed to include a local park element in all future area general plans, to contain at least the number and distribution of neighborhood and community parks and consideration of ways to provide remedial park land where deficiencies exist.

AYES: SUPERVISORS ROBERT W. BATTIN, WILLIAM J. PHILLIPS, WM. HIRSTEIN, AND ALTON E. ALLEN

NOES: SUPERVISORS NONE

ABSENT: SUPERVISORS DAVID L. BAKER

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

I, W. E. ST JOHN, County Clerk and ex-officio Clerk of the Board of Supervisors of Orange County, California, hereby certify that the above and foregoing Resolution was duly and regularly adopted by the said Board at a regular meeting thereof held on the 10th day of June, 1970, and passed by a unanimous vote of said Board members present.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of June, 1970.

W. E. ST JOHN
County Clerk and ex-officio Clerk
of the Board of Supervisors of
Orange County, California

Resolution No. 70-647
Local Park Study Elements
Rescind Res. 70-343

By

Michael L. Baker
Deputy

APPENDIX F.

PARKS INVENTORY Unincorporated and Incorporated

CITY LOCAL PARKS INVENTORY

City

Standards Per 1,000 Population

Current Inventory

Actual park acreage School site acreage

Anaheim	1.5=5		457.05
Brea	2.5	1.5	60.2
Buena Park	2.5		113.8 (1
Costa Mesa	2.5	1.5	153.4
Cypress	2.5		74.7
Fountain Valley	4.0		46.0
Fullerton	4.0		207.6 (2
Garden Grove	1.6		98.8 (3
Huntington Beach	5.0		195.6 (4
Irvine	4.5		25.4
Laguna Beach	1.5	2.5	43.0
La Habra	2.5		80.0
La Palma	2.5		5.6
Los Alamitos	2.5		1.0
Newport Beach	2		88.0
Orange	2.5	1.5	78.2
Placentia	2.5		43.05
San Clemente			
San Juan Capistrano	7		18.0
Santa Ana	2		300.0 (5
Seal Beach	4		45.0
Stanton	1.25	1.25	10.0
Tustin	4		34.2
Villa Park	0		0
Westminster	2		67.57
Yorba Linda	2.5	1.5	4.5

(1) Excludes 45 acre Los Coyotes Regional Park

(2) Excludes Fullerton Dan Regional Park

(3) Excludes 40 acre Garden Grove Regional Park

(4) Excludes 230 acre Huntington Beach Central Park

(5) Excludes 66 acre Centennial Regional Park

EMA
JULY
1975

UNINCORPORATED AREA PARK INVENTORY

Developed Local Parks (19)

Park	Location	Size in Acres Gross	Credit	Maintenance Agency
Aegean Hills	Aegean Hills PC	0.522	0.522	CSA #12
Christopher	Mission Viejo PC	2.795	2.795	CSA #9
Coronado	Mission Viejo PC	2.237	2.237	CSA #9
Costeau	Laguna Hills	2.093	2.093	CSA #8
Del Obispo Park	Capistrano Valley	6.76	6.76	Capo Bay
Eldorado	Mission Viejo PC	4.936	2.000	CSA #9
Granada	Mission Viejo PC	3.878	3.500	CSA #9
Hermosa	Laguna Niguel PC	17.544	0.500	CSA #3
La Plata	Laguna Niguel PC	5.110	2.000	CSA #3
Linda Vista	Mission Viejo PC	3.393	1.500	CSA #9
Mackenzie	Laguna Hills	2.848	2.848	CSA #8
O'Neill, Margaret	Mission Viejo PC	3.481	3.481	CSA #9
Pine Bluff	Capistrano Beach	4.000	4.000	Capo Bay
Preciados	Mission Viejo PC	2.453	1.200	CSA #9
Ranchwood	Lake Forest PC	1.877	1.877	CSA #6
San Remo	Rossmoor PC	1.822	1.822	CSA #4
Seville	Mission Viejo PC	0.949	0.949	CSA #9
Thunderbird	Dana Point	4.500	3.500	Capo Bay
Val Yermo	Mission Viejo	1.949	1.949	CSA #9
Total:		<hr/> 73.147	<hr/> 45.533	

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JULY
1975

UNDEVELOPED LOCAL PARK SITES (30)

Park Name	Location	Size in Acres Gross Credit		Dedicated By	Date of Acquisition	Maintenance Agency
Alicia	Mission Viejo	10.300	9.500	Mission Viejo	10/26/72	CSA#9
Aliso Villa Park	Mission Viejo	18.608	8.500	Mission Viejo	6/14/73	CSA#9
Aspan	Lake Forest	5.306	3.500	Brock	7/28/72	CSA#6
Beckenham	Laguna Hills	2.759	2.759	McKeon	1/9/74	CSA#8
Casa Niguel	Laguna Niguel	4.000	2.400	Dartmoor	2/14/74	CSA#3
Castillo	Mission Viejo	6.007	5.000	Mission Viejo	11/21/72	CSA#9
Catalina/Monterey	South Laguna	0.500	0.500	County Acquisition	8/9/74	CSA#16
Delta	Aegean Hills	2.520	2.400	Greenville	7/21/72	CSA#12
Doria	Aegean Hills	2.235	2.235	Aegean Hills	8/29/73	CSA#12
Golden Lantern Lookout	Dana Point	0.600	0.400	Dana Point Co.	2/3/73	Capo Bay
Lake Forest Park	Lake Forest	2.200	1.900	Lake Forest	12/5/73	CSA#6
Lot A and Trail	Peacock Hills PC	0.500	0.000	Andrews	8/27/74	CSA#5
Louise Leydon	Capo Beach	0.498	0.498	C. Smith	1/10/74	Capo Bay
Loyola	Mission Viejo	5.082	1.700	Mission Viejo	11/13/74	CSA#9
San Gabriel	Mission Viejo	11.985	0.000	Mission Viejo	7/17/73	CSA#9
Santa Lucia	Mission Viejo	4.639	0.000	Mission Viejo	10/25/73	CSA#9
Santa Maria #1	Mission Viejo	3.730	1.700	Mission Viejo	2/27/75	CSA#9
Santa Maria #2	Mission Viejo	3.240	0.658	Mission Viejo	2/27/75	CSA#9
Santa Vittoria	Rossmoor PC	2.999	2.999	Rossmoor	5/5/72	CSA#4
Sea View	Pacific Island Village PC	9.545	3.000	Lon Ron	12/31/74	CSA#3
Serrano Creek C.P.	Lake Forest	55.590	40.000	Lake Forest	8/21/74	CSA#6
Sleepy Hollow	Mission Viejo	8.933	3.480	Mission Viejo	10/8/74	CSA#9
Stockport	Laguna Hills	3.994	3.994	McKeon	1/10/74	CSA#8
Thunderbird West	Dana Point	6.694	4.662	American Housing Guild	6/27/74	Capo Bay
Twin Tanks Park	Mission Viejo	15.153	3.654	Mission Viejo	7/17/74	CSA#9
Veeh Ranch	Rossmoor	12.420	5.592	Shetec	5/16/74	CSA#6
Via Ocean	Mission Viejo	3.000	3.000	Mission Viejo	4/16/74	CSA#9
Wild West Park	Laguna Hills	3.851	3.851	Pacesetter	6/13/73	CSA#8
Wilderness Glen	Mission Viejo	(Partial) -- 17.497		Mission Viejo	4/29/75	CSA#9
Woodgate	Yorba Linda	2.200	2.200	McCarthy	6/22/72	CSA#22
Total:		226.585	120.082			

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1975

ACKNOWLEDGEMENT

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